

FINAL AGENDA

5-7-2014 Version # 1



COMMUNITY ZONING APPEALS BOARD 12 KENDALL VILLAGE CENTER - CIVIC PAVILLION

8625 SW 124 Avenue, Miami

Tuesday, June 10, 2014 at 6:30 p.m.

CURRENT

1. 14-6-CZ12-1 SVSC CORP.

13-111

31-54-40 N



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 12

MEETING OF TUESDAY, JUNE 10, 2014

KENDALL VILLAGE CENTER – CIVIC PAVILLION

8625 SW 124 AVENUE, MIAMI, FLORIDA

NOTICE: THE FOLLOWING HEARINGS ARE SCHEDULED FOR 6:30 P.M., AND

ALL PARTIES SHOULD BE PRESENT AT THAT TIME

ANY PERSON MAKING IMPERTINENT OR SLANDEROUS REMARKS OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE COMMUNITY ZONING APPEALS BOARD SHALL BE BARRED FROM FURTHER AUDIENCE BEFORE THE COMMUNITY ZONING APPEALS BOARD BY THE PRESIDING OFFICER, UNLESS PERMISSION TO CONTINUE OR AGAIN ADDRESS THE BOARD BE GRANTED BY THE MAJORITY VOTE OF THE BOARD MEMBERS PRESENT.

NO CLAPPING, APPLAUDING, HECKLING OR VERBAL OUTBURSTS IN SUPPORT OR OPPOSITION TO A SPEAKER OR HIS OR HER REMARKS SHALL BE PERMITTED. NO SIGNS OR PLACARDS SHALL BE ALLOWED IN THE MEETING ROOM. PERSONS EXITING THE MEETING ROOM SHALL DO SO QUIETLY.

THE USE OF CELL PHONES IN THE MEETING ROOM IS NOT PERMITTED. RINGERS MUST BE SET TO SILENT MODE TO AVOID DISRUPTION OF PROCEEDINGS. INDIVIDUALS, INCLUDING THOSE ON THE DAIS, MUST EXIT THE MEETING ROOM TO ANSWER INCOMING CELL PHONE CALLS. COUNTY EMPLOYEES MAY NOT USE CELL PHONE CAMERAS OR TAKE DIGITAL PICTURES FROM THEIR POSITIONS ON THE DAIS.

THE NUMBER OF FILED PROTESTS AND WAIVERS ON EACH APPLICATION WILL BE READ INTO THE RECORD AT THE TIME OF HEARING AS EACH APPLICATION IS READ.

THOSE ITEMS NOT HEARD PRIOR TO THE ENDING TIME FOR THIS MEETING, WILL BE DEFERRED TO THE NEXT AVAILABLE ZONING HEARING MEETING DATE FOR THIS BOARD.

SWEARING IN OF WITNESSES

1. SVSC CORPORATION (14-6-CZ12-1 (13-111)

**31-54-40
Area 12/District 10**

- (1) DELETION of Conditions #5 & #7 of Resolution Z-232-90 passed and adopted by the Board of County Commissioners, reading as follows:

"5. That the detached sign along SW 107 Avenue identifying the shopping center be removed within 90 days from the date of this resolution."

"7. That no detached signs be permitted on SW 107th Avenue."

The purpose of Request #1 is to delete a condition prohibiting signage along SW 107 Avenue in order to permit a proposed detached multi-tenant sign on SW 107 Avenue.

- (2) NON-USE VARIANCE to permit a proposed detached multi-tenant sign, setback 18' (20' required) from the side street (east) property line.
- (3) NON-USE VARIANCE to permit an existing detached single-tenant sign of 121 sq. ft. along SW 72 Street (1- 40 sq. ft. multi-tenant sign permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Development entitled "SVSC Corp." as prepared by George E. Peon Architect, A.I.A., dated stamped received 2/20/14 and consisting of 2 sheets. Plans may be modified at public hearing.

LOCATION: The Southwest corner of SW 72 Street and SW 107 Avenue, A/K/A 10700 SW 72 Street, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 6.29 Acres

Department of Regulatory and
Economic Resources
Recommendation:

Approval with conditions

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

NOTICE

THE FOLLOWING SUMMARY INFORMATION IS PROVIDED AS A COURTESY; IT SHOULD NOT BE TREATED AS LEGAL ADVICE AND IT SHOULD NOT BE RELIED UPON. LEGAL CONSULTATION MAY BE WARRANTED IF AN APPEAL OR OTHER LEGAL CHALLENGE IS BEING CONTEMPLATED.

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Decisions of the Community Zoning Appeals Board (CZAB) may be subject to appeal or other challenge. For example, depending upon the nature of the requests and applications addressed by the CZAB, a CZAB decision may be directly appealable to the Board of County Commissioners (BCC) or may be subject to challenge in Circuit Court.

Challenges asserted in Circuit Court, where available, must ordinarily be filed within 30 days of the transmittal of the pertinent CZAB resolution to the Clerk of the BCC. Appeals to the BCC, where available, must be filed with the Zoning Hearing Section of the Department of Regulatory and Economic Resources (RER), or its successor Department, within 14 days after RER has posted a short, concise statement (such as that furnished above for the listed items) that sets forth the action that was taken by the CZAB. (RER's posting will be made on a bulletin board located in the office of RER.) All other applicable requirements imposed by rule, ordinance, or other law must also be observed when filing or otherwise pursuing any challenge to a CZAB decision.

Further information regarding options and methods for challenging a CZAB decision may be obtained from sources that include, but are not limited to, the following: Sections 33-312, 33-313, 33-314, 33-316, and 33-317 of the Code of Metropolitan Dade County, Florida; the Florida Rules of Appellate Procedure; and the Municode website (www.municode.com). Miami-Dade County does not provide legal advice regarding potential avenues and methods for appealing or otherwise challenging CZAB decisions; however, a licensed attorney may be able to provide assistance and legal advice regarding any potential challenge or appeal.



**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Council No. 12**

PH: Z13-111 (14-6-CZ12-3)

June 10, 2014

Item No. 1

Recommendation Summary	
Commission District	10
Applicant	SVSC Corp.
Summary of Requests	The applicant is seeking to delete conditions from a prior resolution to permit a proposed 190 sq. ft. multi-tenant sign on SW 107 Avenue. The applicant also seeks to maintain an existing 121 sq. ft. single-tenant sign on the corner of SW 72 Street and SW 107 Avenue.
Location	The southwest corner of SW 72 Street and SW 107 Avenue, AKA 10700 SW 72 Street, Miami-Dade County, Florida
Property Size	6.29 Acres
Existing Zoning	BU-1A, Limited Business District
Existing Land Use	Commercial
2015-2025 CDMP Land Use Designation	Business and Office Low-Medium Density Residential, 6 to 13 du/a (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(7) Generalized Modification Standards Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations
Recommendation	Approval with conditions

REQUESTS:

1. DELETION of Conditions #5 and #7 of Resolution No. Z-232-90, passed and adopted by the Board of County Commissioners, and reading as follows:

“5. That the detached sign along SW 107 Avenue identifying the shopping center be removed within 90 days from the date of this resolution.”

“7. That no detached signs be permitted on SW 107th Avenue.”

The purpose of Request #1 is to delete conditions prohibiting signage along SW 107 Avenue, and to permit a 3rd detached sign were two are permitted and have it located on SW 107 Avenue.

2. NON-USE VARIANCE to permit a proposed detached multi-tenant sign setback 18' (20' required) from the side street (east) property line.
3. NON-USE VARIANCE to permit an existing detached single-tenant sign of 121 sq. ft. along SW 72 Street (1- 40 sq. ft. multi-tenant sign permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled 'SVSC CORP.,' as prepared by George E. Peon Architect, A.I.A., dated stamped received 2-20-14, consisting of 2 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION AND PROJECT HISTORY:

The subject property consists of a 60,620 sq. ft. shopping center with one fast food outparcel located on the southwest corner of SW 72 Street and SW 107 Avenue.

The subject property has been the subject of several zoning approvals from 1958 to 1997. In December 1973, pursuant to Resolution Z-367-73 the subject property was approved for a district boundary change from RU-1, Single-family Residential District and RU-3M, Minimum Apartment House District to BU-1A, Limited Business District in lieu of BU-2, Special Business District.

In November 1990, pursuant to Resolution Z-232-90, the subject property was partially approved to modify a prior hearing plan to permit a proposed fast food restaurant, however, a request to permit an additional detached sign was denied without prejudice. As a condition for approval, the Board stated that the existing detached sign on SW 107 Avenue be removed and that no detached signs be permitted on SW 107 Avenue.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	BU-1A; Shopping Center	Business and Office Low Medium Density Residential
North	BU-1A; office building and retail outlet	Business and Office
South	RU-4L; Apartment building	Low Medium Density Residential
East	BU-1A; retail outlet and service station RU-TH; townhouse residences	Business and Office Low Medium Density Residential
West	RU-3M; Apartment building	Low Medium Density Residential

NEIGHBORHOOD COMPATIBILITY:

The subject property is an existing shopping center in an area characterized by commercial and residential uses.

SUMMARY OF THE IMPACTS:

Approval of this application will allow the applicant to erect additional point of sale signage for the shopping center. The additional signage would provide the shopping center, located at the intersection of two well-traveled roadways, with more visibility. However, the additional signage could have a visual impact on the residences to the south and east of the subject property.

CDMP ANALYSIS:

The subject property is an existing shopping center which is located at the southwest corner of SW 72 Street and 107 Avenue, AKA 10700 SW 72 Street. The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates the northern portion of the property as being within the Urban Development Boundary (UDB) for **Business and Office**. The Business and Office designation *accommodates a full range of sales and service activities*

which includes, among other things, retail, wholesale, personal and professional services, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes, entertainment and cultural facilities, amusements and commercial recreation establishments.

The southern portion of the subject property, ranging approximately 40' from the west to 280' along S.W. 107 Avenue, is designated as **Low-Medium Density** on the LUP map of the CDMP. The Low-Medium Density designation allows *single-family homes, townhouses and low-rise apartments*. In December 1973, pursuant to Resolution Z-367-73 the subject property was approved for a district boundary change from RU-1, Single-family Residential District and RU-3M, Minimum Apartment House District to BU-1A, Limited Business District. Approval of the requests will not change the existing BU-1A zoning or the commercial uses on the entire subject property. **Therefore, staff opines that approval of the application would be consistent with the CDMP Land Use Element interpretative text for properties designated Business and Office and Low-Medium Density on the CDMP LUP map.**

ZONING ANALYSIS:

The applicant seeks to delete conditions from a prior resolution that restricted multi-tenant signs along SW 107 Avenue. When request #1 to delete conditions #5 and #7 of Resolution #Z-232-90, which required the detached sign along S.W. 107 Avenue identifying the shopping center be removed within 90 days from the date of said resolution, and that no detached signs be permitted on S.W. 107th Avenue, is analyzed under the Generalized Modification Standards, Section 33-311(A)(7), staff opines that the approval would be **compatible** with the surrounding area. In addition, Staff notes that the adjacent shopping center across SW 107 Avenue also has a detached sign and was the subject of a prior zoning application that was approved in January 2007, per Resolution #CZAB12-2-07 to permit an auto rental agency. Staff notes that the approved site plan under said Resolution indicated a detached tenant sign along SW 107 Avenue, which now faces the subject property.

Staff opines that the request will not result in, among other things, excessive noise or traffic, cause undue or excessive burden on public facilities, nor provoke excessive overcrowding and concentration of people, when considering the necessity and reasonableness of the elimination in relation to the present and future development of the area concerned, and that the requested deletion would be **compatible** with the surrounding area. Staff notes from a memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources indicates that the project would not generate additional traffic in the area. Additionally, The Division of Environmental Resources Management of the Department of RER from their memorandum indicates that approval will not result in a reduction in the Level of Service (LOS) standards for potable water service, wastewater disposal, or stormwater management. **As such, staff recommends approval with conditions of request #1 under Section 33-311(A)(7) Generalized Modification Standards.**

When analyzing request #2 to permit a proposed detached multi-tenant sign setback 18' (20' required) from the (east) property line and request #3 to permit an existing detached single-tenant sign of 121 sq. ft. along SW 72 Street are analyzed under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standards, staff opines that approval of the requests would be **compatible** with the surrounding area and would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations. Staff notes that the 190 sq. ft. detached sign in request #2 will be located on SW 107 Avenue, a well-traveled four lane section line roadway and that the sign would face retail outlets that are east and across four lanes of traffic

from the subject property. Staff opines that the proposed signage, which is contingent on the approval of request #1, will provide the existing tenants with visibility along a heavily travelled roadway. Further, staff opines that the 2' encroachment in to the setback area is minor and will not create any negative visual impacts on the retail outlets to the east of the subject property.

Similarly, when analyzing request #3 to permit an existing detached single-tenant sign of 121 sq. ft. at the Southwest corner of SW 107 Avenue and SW 72 Street (40 sq. ft. permitted), staff opines that approval would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations. Staff notes that the requested signage, currently being used for a Burger King restaurant, is located along the SW 72 Street frontage of the subject property which is a well-traveled four lane section line roadway. Staff opines that the approval of the existing sign will provide visibility to the restaurant at a busy intersection, and that the existing sign will not create any new visual impacts on the surrounding area. **Therefore, staff recommends approval with conditions of requests #2 and #3 under Section 33-311(A)(4)(b) Non-Use Variance Standards.**

ACCESS, CIRCULATION AND PARKING:

The submitted site plan depicts the existing shopping center with two ingress/egress points along SW 72 Street, and two ingress/egress points along SW 107 Avenue. There are 243 parking spaces, which are 22 greater than required.

NEIGHBORHOOD SERVICES PROVIDER COMMENTS: See attached.

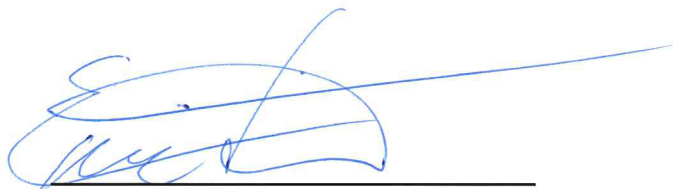
OTHER: N/A

RECOMMENDATION: Approval with conditions.

CONDITION FOR APPROVAL:

That all the conditions of Resolution Z-232-90 remain in full force and effect except as herein modified.

ES:MW:NN:CH:EJ



Eric Silva, AICP, Development Coordinator
Development Services Division
Miami-Dade County
Department of Regulatory and Economic Resources

NAN

ZONING RECOMMENDATION ADDENDUM

SVSC Corp
Z13-111

COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES,

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resources Management (RER)	No objection
Platting and Traffic Review Section (RER)	No objection
Parks, Recreation & Open Spaces	No objection
Fire Rescue	No objection
Police	No objection
Schools	No objection
Public Works and Waste Management	No objection
*Subject to conditions in their memorandum.	

POLICIES AND INTERPRETATIVE TEXT

Business and Office (Pg. I-41)	<i>The Adopted 2015 and 2025 Land Use Plan designates the subject property, being within the Urban Development Boundary for Business and Office. This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. Also allowed are telecommunication facilities (earth stations for satellite communication carriers, satellite terminal stations, communications telemetry facilities and satellite tracking stations). These uses may occur in self-contained centers, high-rise structures, campus parks, municipal central business districts or strips along highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on locational factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be limited when necessary to protect both adjacent and adjoining residential use from such impacts as noise or traffic, and in most wellfield protection areas uses are prohibited that involved the use, handling, storage, generation or disposal of hazardous material or waste, and may have limitations as to the maximum buildable area, as defined in Chapter 24 of the County Code. When the land development regulations are amended pursuant to Land Use Element Policies LU-9P and LU-9Q, live-work and work-live developments shall be permitted on land designated as Business and Office, as transitional uses between commercial and residential areas.</i>
Low-Medium Density Residential (Pg. I-31)	<i>The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for Low Medium Density Residential. This category allows a range in density from a minimum of 6.0 to a maximum of 13 dwelling units per gross acre. The types of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments. Zero-lot-line single-family developments in this category shall not exceed a density of 7.0 dwelling units per gross acre.</i>

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311(A)(7) Generalized Modification Standards.	<i>The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution; and to modify or eliminate any provisions of restrictive covenants, or parts thereof, accepted at public hearing, except as otherwise provided in Section 33-314(C)(3); provided, that the appropriate Board finds after public hearing that the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned.</i>
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ZONING RECOMMENDATION ADDENDUM

SVSC Corp
Z13-111

33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations	<i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</i>
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1. SVSC CORP.
(Applicant)

14-6-CZ12-1(13-111)
Area 12/District 10
Hearing Date: 06/10/14

Property Owner (if different from applicant) **Same.**

Is there an option to purchase ☐ /lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☒

If so, who are the interested parties?

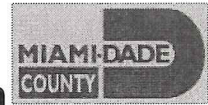
Disclosure of interest form attached? Yes ☒ No ☐

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1973	Raymond A. Ross Jr. & Hugh Carrier Trustees	- Zone change from RU-1 & RU-3M to BU-1A/D.B.C. from RU-1 to RU-3M	BCC	Approved
1976	Sunset Village	- Use Variance to permit a package store BU-1A (BU-2 use) - Variance of specing less than required.	ZAB	Approved with Condition(s)
1976	Roca A. General partnership	- Modify condition	ZAB	Approved with Condition(s)
1990	Roca	Mod. of plans	ZAB	Approve with Condition(s)
1997	Lorenter Wine & Liquours	Non-use variance of zoning regulations to permit Sunday sales of Alcohol.	C12	Approved with Condition(s)

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

Memorandum



Date: January 3, 2014

To: Jack Osterholt, Director
Department of Regulatory and Economic Resources

From: Jose Gonzalez, P.E.
Department of Regulatory and Economic Resources

Subject: C-12 #Z2013000111
S.V.S.C. Corporation, a Florida corporation
10700 SW 72 Street, Miami, FL
Non-Use Variance to permit a third pole sign
(BU-1A) (6.29 Acres)
31-54-40

A handwritten signature in black ink, appearing to read "Jose Gonzalez", written over the "From:" line of the memorandum.

The subject application has been reviewed for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) and meets the minimum requirements of the Code. Accordingly, the application may be scheduled for public hearing.

Potable Water and Wastewater Service

The proposed non-use variance to allow a third pole sign does not require public water or public sanitary sewers.

Pollution Remediation

DERM records indicate that the subject site has current contamination issues under Village Custom Cleaners (RER IW5-3310). The site is a dry cleaning solvent contaminated site currently in a state administered cleanup program. Construction or development plans may require prior review and approval by the Environmental Monitoring and Restoration Division of DERM.

Tree Preservation

The proposal to permit a third pole sign will not impact tree resources. Therefore, the Tree Permitting Program has no objection to this zoning application, however please be advised that a Miami-Dade County Tree Removal/Relocation Permit is required prior to the removal and/or relocation of any tree that is subject to the Tree Preservation and Protection provisions of Chapter 24.

Enforcement History

DERM has one (1) open enforcement case for the referenced property address. Currently, the case remains open until remediation is completed.

Concurrency Review Summary

A concurrency review has been conducted for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDM for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order, as provided for in the adopted methodology for concurrency review.

Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

This memorandum shall constitute written approval as required by Chapter 24 of the Code.

If you have any questions concerning the comments or wish to discuss this matter further, please contact Christine Velazquez at (305) 372-6764.

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum



Date: January 28, 2014

To: Eric Silva, Assistant Director
Department of Regulatory and Economic Resources

From: Raul A. Pino, PLS, Chief
Platting and Traffic Review Section
Department of Regulatory and Economic Resources

Subject: Z2013000111
Name: SVSC Corp.
Location: 10700 SW 72 Street
Section 31 Township 54 South Range 40 East

The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed the subject application and has no objections.

This land complies with Chapter 28 of the Miami-Dade County Code. The property is platted as Track A of Plat Book 102, Page 65.

This application does not generate any new additional daily peak hour trips, therefore no vehicle trips have been assigned. This application meets the traffic concurrency criteria set for an Initial Development Order.

Memorandum



Date: December 23, 2013

To: Eric Silva, Assistant Director
Regulatory and Economic Resources Department

From: Paul Mauriello, Assistant Director, Waste Operations
Public Works and Waste Management Department

A handwritten signature in black ink, appearing to read "Paul Mauriello".

Subject: SVSC Corporation (#13_111)

The Public Works and Waste Management Department (PWWM) has no objections to the proposed application.

The application requests a non-use variance to permit a third detached sign at a site developed as a shopping center and the deletion of certain conditions of Resolution Z-232-90 regarding detached signs. The application will have no PWWM impact or any associated costs.

If you should have any questions, please do not hesitate to contact Stacey McDuffie of the Fiscal Management and Planning Division at 305-514-6661.

Memorandum



Date: December 19, 2013

To: Jack Osterholt, Deputy Mayor
Director, Regulatory and Economic Resources Department

From: Maria I. Nardi, Chief *M.I.*
Planning and Research Division
Parks, Recreation and Open Spaces Department

Subject: Z2013000111: SVSC CORP.

Application Name: SVSC CORP

Project Location: The site is located at 10700 SW 72 ST, Miami-Dade County.

Proposed Development: The applicant is requesting approval for a non-use variance for signs, deletion of condition of resolution at Sunset Village Shopping Center.

Impact and demand: This application does not generate any additional residential population, and therefore the CDMP Open Space Spatial Standards do not apply.

Recommendation: PROS has no pertinent comments for this application concerning impact or demand on existing County parks, proposed or budgeted service expansion, nor do we perform a concurrency review. Based on our findings described herein **PROS HAS NO OBJECTION TO THIS APPLICATION.**

If you need additional information or clarification on this matter, please contact John Bowers at (305) 755-5447.

MN:jb

Cc: John M. Bowers

Memorandum



Date: 06-JAN-14
To: Jack Osterholt, Director
Department of Regulatory and Economic Resources
From: Dave Downey, Fire Chief
Miami-Dade Fire Rescue Department
Subject: Z2013000111

Fire Prevention Unit:

No objection to the site plan with a December 9, 2013 Zoning Department received date.

Service Impact/Demand

Development for the above Z2013000111
located at 10700 SW 72 ST, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1708 is proposed as the following:

<u>N/A</u> residential	dwelling units	<u>N/A</u> industrial	square feet
<u>N/A</u> Office	square feet	<u>N/A</u> institutional	square feet
<u>N/A</u> Retail	square feet	<u>N/A</u> nursing home/hospitals	square feet

Based on this development information, estimated service impact is: N/A alarms-annually.
The estimated average travel time is: 6:30 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:
Station 9 - Kendall - 7777 SW 117 Avenue
Rescue,ALS 60' Aerial

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development:
None.

Fire Planning Additional Comments

Not applicable to service impact analysis.

For information regarding the aforementioned comments, please contact the Miami-Dade Fire Rescue
Department Planning Section at 786-331-4540.

DATE: 19-DEC-13

BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT

ENFORCEMENT HISTORY OF VIOLATIONS OF CHAPTER 19 AND
CHAPTER 33 OF THE MIAMI-DADE COUNTY CODE

SVSC CORP.

10700 SW 72 ST, MIAMI-DADE
COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2013000111

HEARING NUMBER

HISTORY:

ENFORCEMENT HISTORY: NC: No open cases. BNC: BSS case 20130156062-B was opened on November 5, 2012. Notice of Violation issued for Failure to obtain required building permit(s) prior to commencing work: Installing light poles. Case remains open.

SVSC Corp

**OUTSTANDING FINES, PENALTIES, COST OR LIENS
INCURRED PURSUANT TO CHAPTER 8CC:**

REPORTER NAME:

DISCLOSURE OF INTEREST*

If a **CORPORATION** owns or leases the subject property, list principal, stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: S V S C Corporation, a Florida corporation

NAME AND ADDRESS	Percentage of Stock
Marcel Navarro	25.03%
Gabriel Navarro	25.03%
Patricia Pico	25.03%
Navarro Irrevocable Trust for the sole benefit of Michael Navarro, an individual	24.91%
Address: 9155 S. Dadeland Boulevard, Suite 1216, Miami, Florida 33156	

If a **TRUST** or **ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest

RECEIVED 213-711
DEC / 9 2013
60

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Ownership

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: _____.

NAME AND ADDRESS (if applicable)

Percentage of
Interest

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: _____

Martin Pico, President

Sworn to and subscribed before me this 17 day of September, 2013. Affiant is personally known to me or has produced _____ as identification.

(Notary Public)

My commission expires 5-22-14

*Disclosure shall not be required of: 1) any entity the security interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.



LOC MAP SCALE NTS

ZONING DATA:

TYPE OF CONSTRUCTION: TYPE V (UNREINFORCED)
OCCUPANCY CLASSIFICATION: MERCANTILE / RESIDENT

NET SITE AREA - 313,416 SQ. FT. - 6.72 ACRES	EXISTING
BUILDING HEIGHT	100'-0"
MAX LOT COVERAGE 40%	125,164 SQ. FT.
MIN LANDSCAPE AREA 15%	47,012 SQ. FT.
MIN GREEN BELT	15 FT.
OPEN SPACE	10,853 SQ. FT.
SETBACKS:	
MIN FRONT SETBACK NORTH	20'-0"
MIN REAR SETBACK NORTH	10'-0"
MIN SIDE SETBACK NORTH	15'-0"
MIN SIDE SETBACK SOUTH	15'-0"
BUILDING AREA 40%	125,164 SQ. FT.

PARKING REQUIRED - 245 RS	
PARKING TOTAL - 265 RS	
DATA SITE CALCULATION TABLE	
TOTAL	TOTAL SIGN AREA
PROPOSED NEW	150 SQ. FT.
EXISTING	150 SQ. FT.
POLE SIGN *	15 SQ. FT.

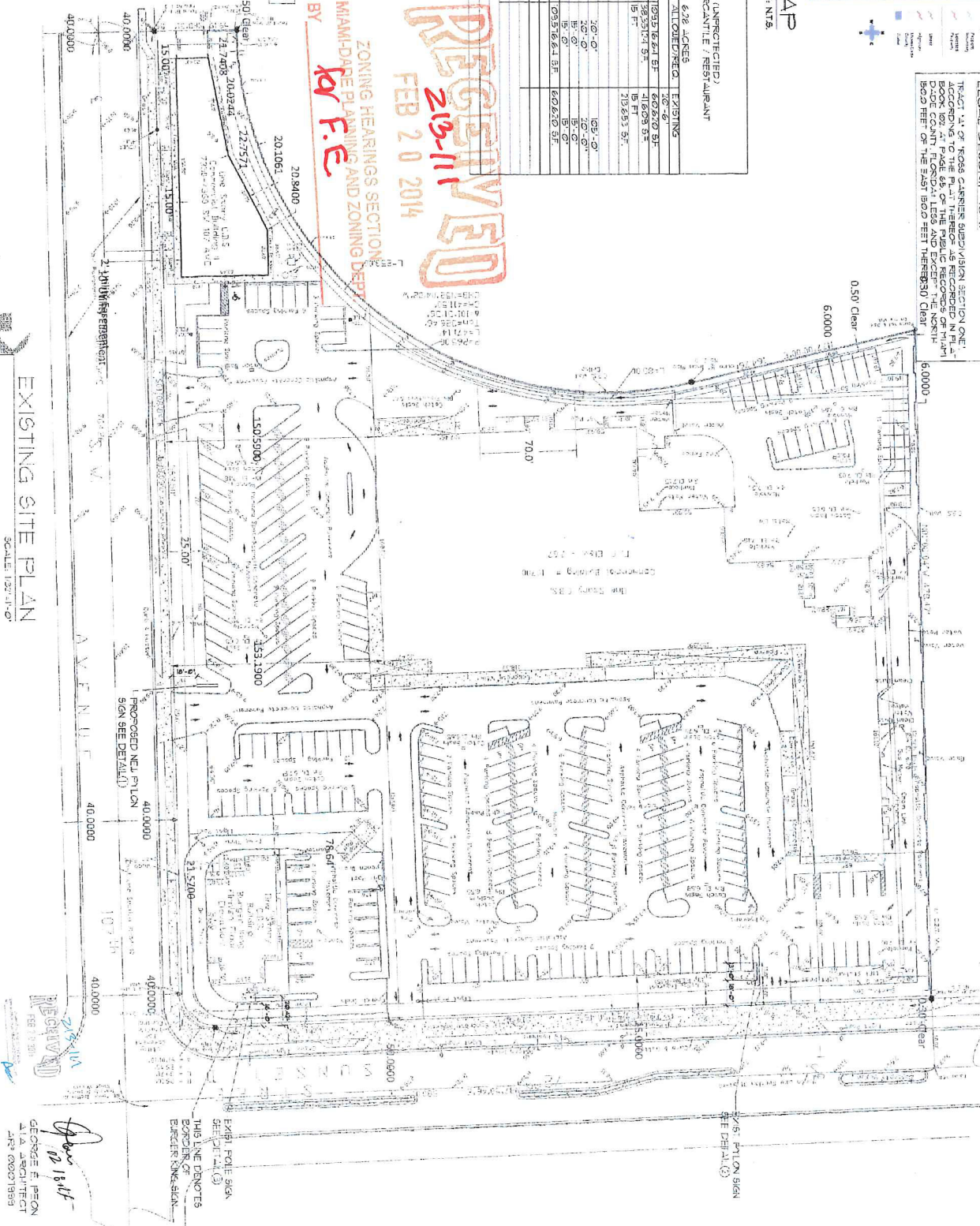
NOTE: ALL HEIGHT DIMENSIONS ARE MEASURED FROM GRADE

LEGAL DESCRIPTION:

TRACT 14 OF 1968 CARRIER SUBDIVISION SECTION ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN HAT DIDE COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 150.00 FEET OF THE EAST 150.00 FEET THEREOF, CLAR

RECEIVED
FEB 20 2014

ZONING HEARINGS SECTION DEPT
BY **K.F.F.E**



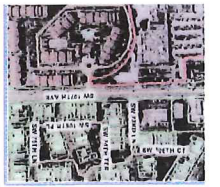
EXISTING SITE PLAN SCALE 1/8"=1'-0"

ENLARGED SITE

GEORGE E. PEON
AIA ARCHITECT
APR 20071993

SVSC CORPORATION
10700-10776 S.W. 72 ST
MIAMI, FLORIDA

GEORGE E. PEON
AIA ARCHITECT
APR 20071993



1500 FEET OF THE EAST 1500 FEET THEREOF Clear

LOC MAP

SCALE: NTS

DATA:

STRUCTURE: TYPE V (UNPROTECTED)
CLASSIFICATION: MERCANTILE / RESTAURANT

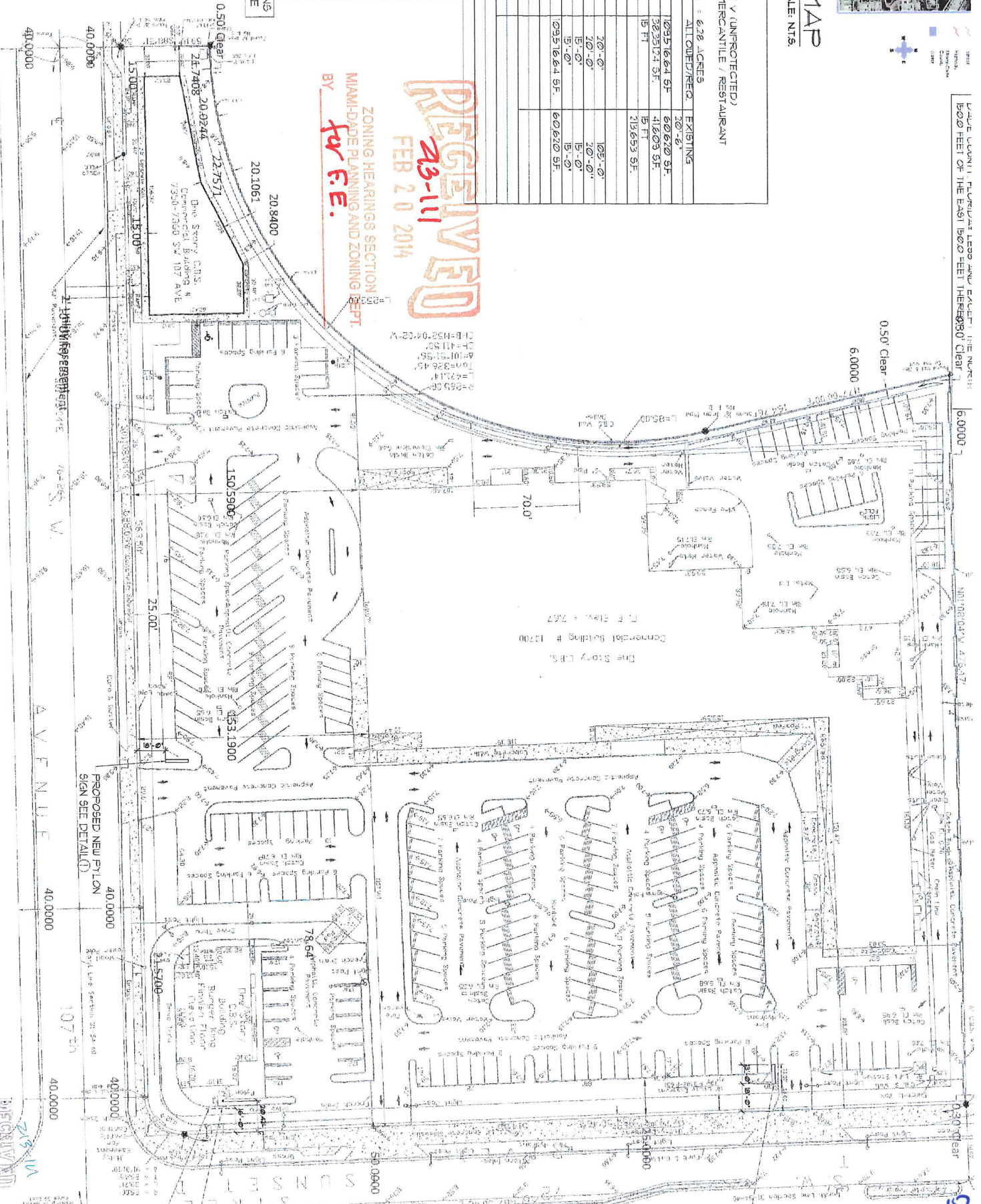
EA = 213,9416 SQ. FT. = 6.28 ACRES

EXISTING	ALLOTTED/REQ.
103516.64 SF	20'-0"
40603 SF	20'-0"
15 FT	15 FT
21653 SF	20'-0"
103516.64 SF	20'-0"
40603 SF	20'-0"
15 FT	15 FT
21653 SF	20'-0"
103516.64 SF	20'-0"
40603 SF	20'-0"
15 FT	15 FT
21653 SF	20'-0"

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23-111
FEB 20 2014

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY **fw f.e.**

HEIGHT DIMENSIONS
RED FROM GRADE



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23-111
FEB 20 2014

EXP. 1
SEE 1
THIS 1
BORG
BORG



DETAIL ③

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213-11
FEB 20 2014
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY *ta F.E.*

213-11

RECEIVED

FEB 7 0 20H

GEORGE E. PEON
ARCHITECT
APR 000-329

SVSC CORPORATION
10700-10776 S.W. 72 ST
MIAMI, FLORIDA

DATE				
PAGE				
NAME				
ADDRESS				
CITY				
STATE				
ZIP				
TELEPHONE				
FAX				
E-MAIL				
SIGNATURE				
PRINTED NAME				
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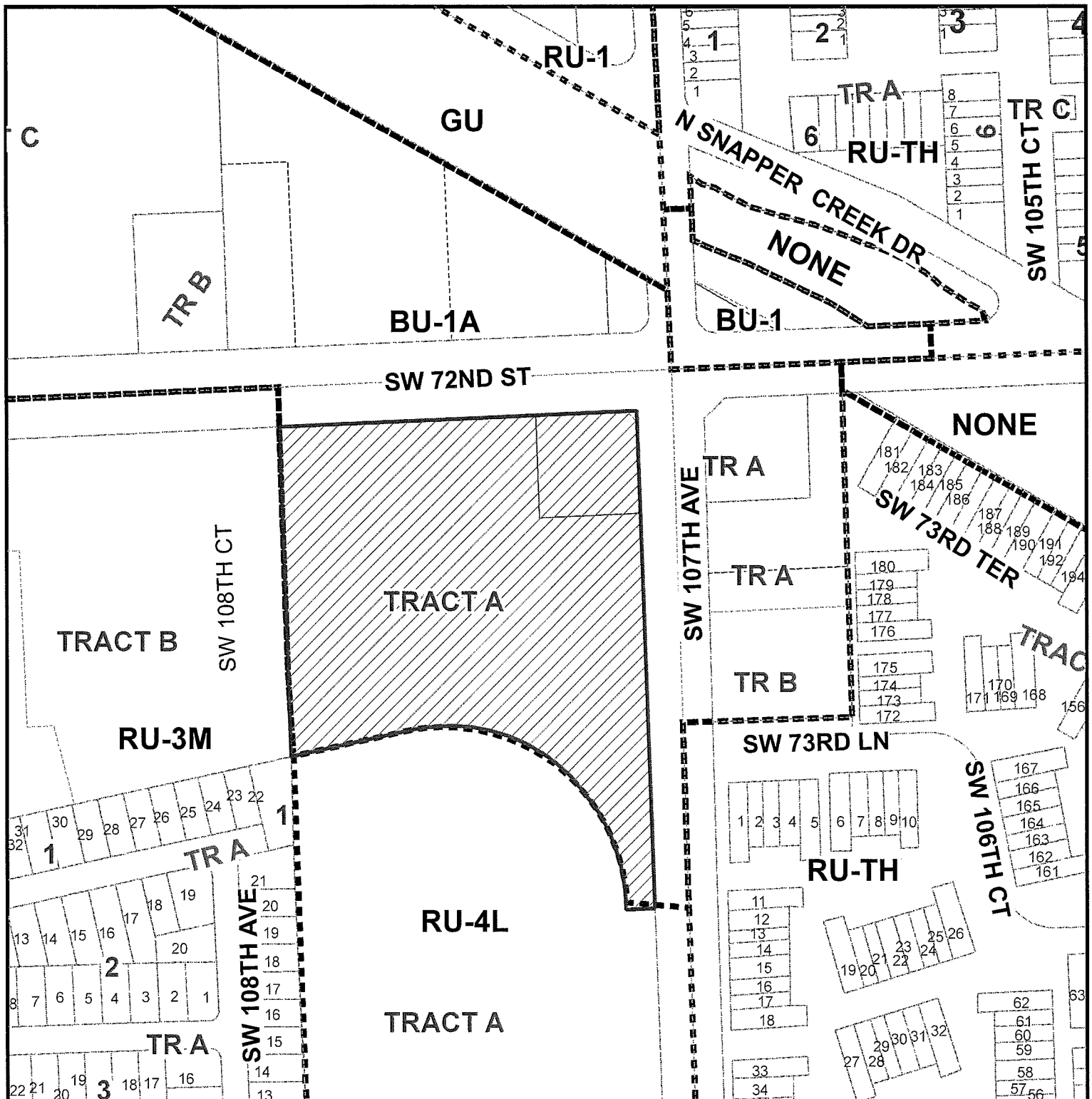
GEORGE E. PEON
ARCHITECT, AIA
AR# 00079999

ARCHITECTURE
PLANNING
INTERIORS

314 SANW 74 CT, SUITE D
MILWAUKEE, WI 53255
PH (305) 269-9355
FAX (305) 269-9457

DATE	06
DR. NAME	DR.
COMP. NAME	COL. F.
DATE	
NAME	NAME
ROOM NUMBER	
STREET	
SIGN	
A-2	
SHEETS	

19




MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2013000111

Section: 31 Township: 54 Range: 40
 Applicant: SVSC CORP.
 Zoning Board: C12
 Commission District: 10
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Wednesday, December 18, 2013

REVISION	DATE	BY
		20



MIAMI-DADE COUNTY

AERIAL YEAR 2012

Process Number

Z2013000111



Section: 31 Township: 54 Range: 40

Applicant: SVSC CORP.

Zoning Board: C12

Commission District: 10

Drafter ID: JEFFER GURDIAN

Scale: NTS

Legend

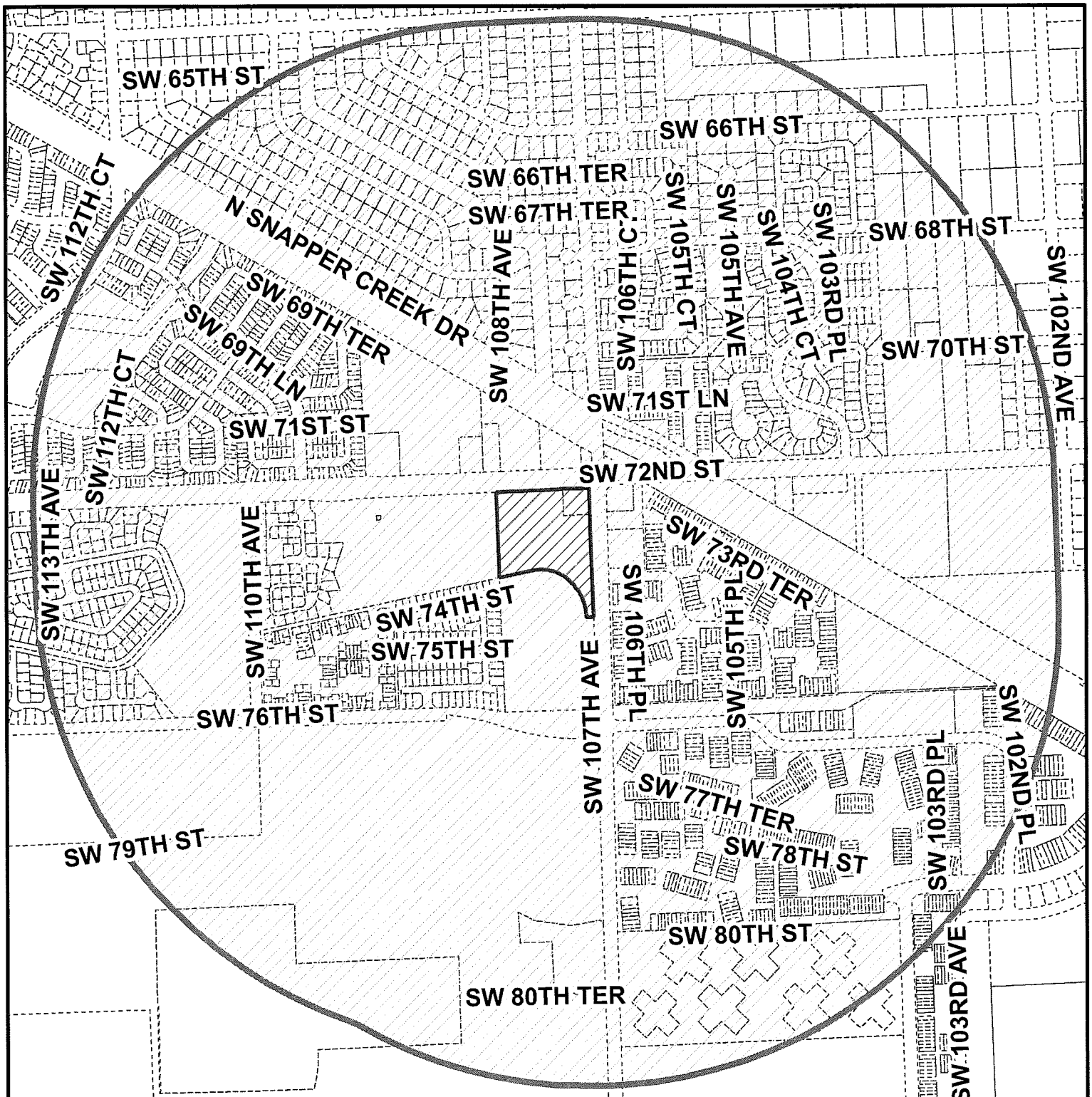


Subject Property



SKETCH CREATED ON: Wednesday, December 18, 2013

REVISION	DATE	BY
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



MIAMI-DADE COUNTY
RADIUS MAP

Section: 31 Township: 54 Range: 40
Applicant: SVSC CORP.
Zoning Board: C12
Commission District: 10
Drafter ID: JEFFER GURDIAN
Scale: NTS

Process Number
Z2013000111
RADIUS: 2640

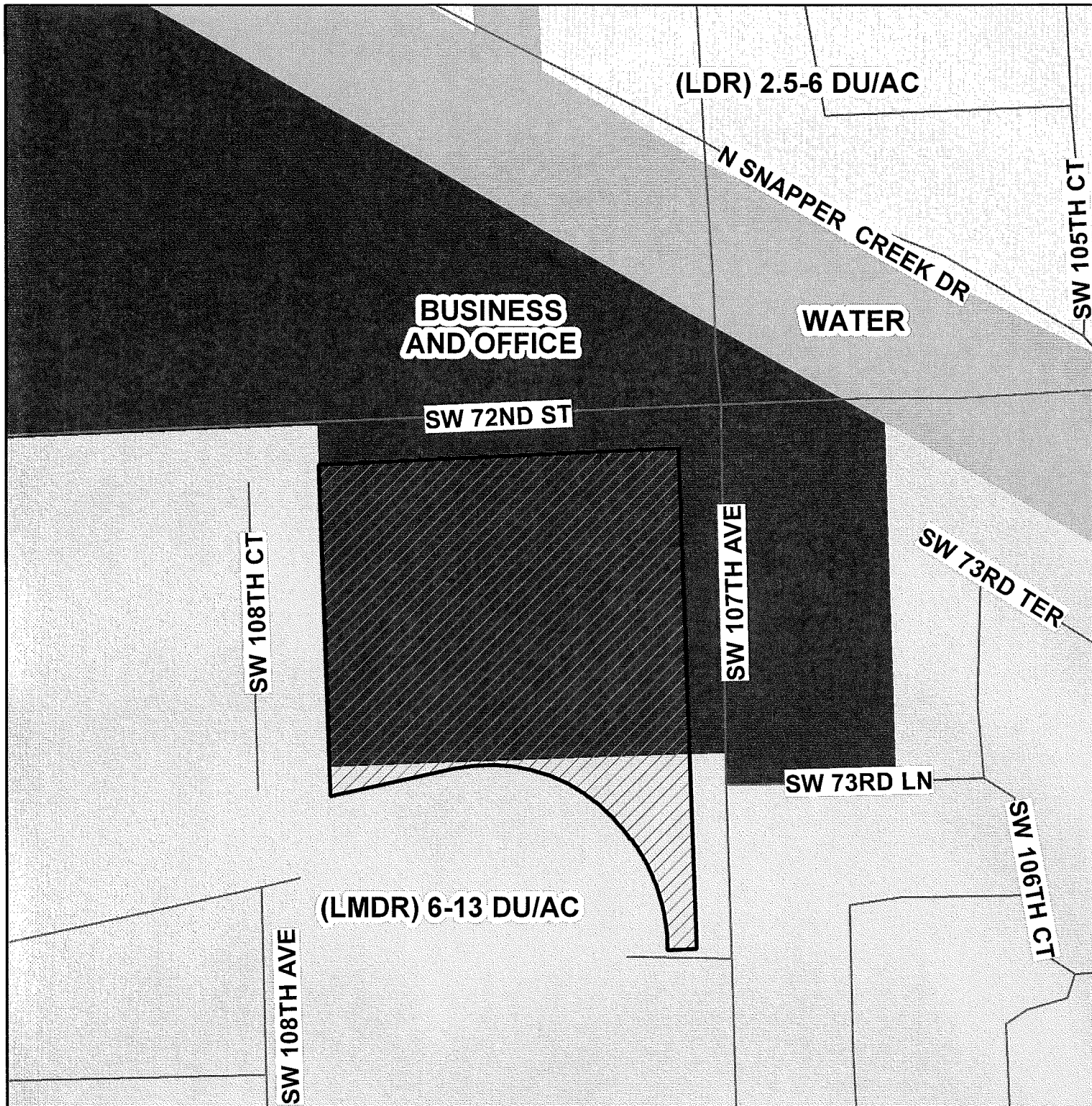
Legend

-  Subject Property
-  Buffer



SKETCH CREATED ON: Wednesday, December 18, 2013

REVISION	DATE	BY
		22



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2013000111

Section: 31 Township: 54 Range: 40
 Applicant: SVSC CORP.
 Zoning Board: C12
 Commission District: 10
 Drafter ID: JEFFER GURDIAN
 Scale: NTS



Legend

 Subject Property Case



SKETCH CREATED ON: Wednesday, December 18, 2013

REVISION	DATE	BY